

MANAGEMENT CERTIFICATE

SOMERVILLE AT WARNER RANCH HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an Officer of Somerville at Warner Ranch Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision Warner Ranch Phase Two (the "Subdivision Development").
2. The name of the Association is Somerville at Warner Ranch Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Warner Ranch Phase Two Section One, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2014018170 in the Official Public Records of Williamson County, Texas.

Warner Ranch Phase Two Section Two, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2015075348 in the Official Public Records of Williamson County, Texas.

Warner Ranch Phase Two Section Four, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2016108667 in the Official Public Records of Williamson County, Texas.

Warner Ranch Phase Two Section Three, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2017042616 in the Official Public Records of Williamson County, Texas.

Warner Ranch Phase Two Section Five, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2019114919 in the Official Public Records of Williamson County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Deed without Warranty, recorded at Document No. 2014025642 in the Official Public Records of Williamson County, Texas.

Declaration of Covenants, Conditions and Restrictions Somerville at Warner Ranch, recorded at Document No. 2014057323 in the Official Public Records of Williamson County, Texas.

Secretary's Certificate, recorded at Document No. 2014060843 in the Official Public Records of Williamson County, Texas.

License for Maintenance of Signage and Landscaping, recorded at Document No. 2014064821 in the Official Public Records of Williamson County, Texas.

License for Maintenance of Signage and Landscaping, recorded at Document No. 2014086536 in the Official Public Records of Williamson County, Texas.

Somerville at Warner Ranch Homeowners Association, Inc. Secretary's Certificate, filed in Document No. 2014102639 in the Official Public Records of Williamson County, Texas.

Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Somerville at Warner Ranch [Adding Phase Two, Section Two], recorded at Document No. 2015075348 in the Official Public Records of Williamson County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions Somerville at Warner Ranch, recorded at Document No. 2016006778 in the Official Public Records of Williamson County, Texas.

Somerville at Warner Ranch Amended and Restated Community Manual, recorded at Document No. 2016012277 in the Official Public Records of Williamson County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions Somerville at Warner Ranch, recorded at Document No. 2016068234 in the Official Public Records of Williamson County, Texas.

Somerville at Warner Ranch Adoption of Working Capital Assessment, recorded at Document No. 2016114657 in the Official Public Records of Williamson County, Texas.

Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions Somerville at Warner Ranch [Adding Phase Two, Section Four], recorded at Document No. 2017002650 in the Official Public Records of Williamson County, Texas.

Wastewater Easement, recorded at Document No. 2017073741 in the Official Public Records of Williamson County, Texas.

Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions Somerville at Warner Ranch [Adding Phase Two Section Three], recorded at Document No. 2017092614 in the Official Public Records of Williamson County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions Somerville at Warner Ranch, recorded at Document No. 2018100546 in the Official Public Records of Williamson County, Texas.

Waterline Easement, recorded at Document No. 2019022749 in the Official Public Records of Williamson County, Texas.

Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions for Somerville at Warner Ranch [Phase Two Section Five] [Townhomes], recorded at Document No. 2020008806 in the Official Public Records of Williamson County, Texas.

Notice of Designation of Area of Common Responsibility Somerville at Warner Ranch [Townhomes], recorded at Document No. 2020008864 in the Official Public Records of Williamson County, Texas.

Deed without Warranty, recorded at Document No. 2020027662 in the Official Public Records of Williamson County, Texas.

Deed without Warranty, recorded at Document No. 2021022805 in the Official Public Records of Williamson County, Texas.

5. The name and mailing address of the Association is:
- Somerville at Warner Ranch Homeowners Association, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613
6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:
- Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613
Tel: (512) 918-8100
Email: pamco@pamcotx.com
7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFI's!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00

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"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

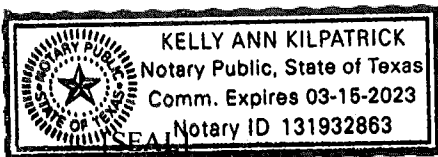
This Management Certificate is effective as of the 2 day of December, 2021.

SOMERVILLE AT WARNER RANCH HOMEOWNERS
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]
Name: Doug Pugh
Title: AGENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 2 day of December, 2021, by Doug Pugh, Registered Agent Somerville at Warner Ranch Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021193744

Pages: 6 Fee: \$46.00

12/22/2021 11:27 AM

DLAM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas